

第一部份：基本資料

Part 1: Basic Information

發展項目名稱 Name of Development	太子道西233號 233 PRINCE EDWARD ROAD WEST	期數 (如有) Phase No. (if any)	--
發展項目位置 Location of Development	太子道西233號 233 PRINCE EDWARD ROAD WEST		

- 重要告示：
1. 閱讀該些只顯示臨時買賣合約的資料的交易項目時請特別小心，因為有關交易並未簽署買賣合約，所顯示的交易資料是以臨時買賣合約為基礎，有關交易資料日後可能會出現變化。

2. 根據《一手住宅物業銷售條例》第 61 條，成交記錄冊的目的是向公眾人士提供列於記錄冊內關於該項目的交易資料，使公眾人士了解香港的住宅物業市場狀況。記錄冊內的個人資料除供指定用途使用外，不得作其他用途。
- Important Note:
1. Please read with particular care those entries with only the particulars of the Preliminary Agreements for Sale and Purchase (PASPs) shown. They are transactions which have not yet proceeded to the Agreement for Sale and Purchase (ASP) stage. For those transactions, the information shown is premised on PASPs and may be subject to change.

2. According to section 61 of the Residential Properties (First-hand Sales) Ordinance, the purpose of the Register is to provide a member of the public with the transaction information relating to the development, as set out in the Register, for understanding the residential property market conditions in Hong Kong. The personal data in the Register should not be used for any purpose not related to the specified purpose.

(A)	(B)	(C)	(D)				(E)	(F)	(G)	(H)
臨時買賣合約 的日期 (日-月-年) Date of PASP (DD-MM-YYYY)	買賣合約的日期 (日-月-年) Date of ASP (DD-MM-YYYY)	終止買賣合約 的日期 (如適用) (日-月-年) Date of termination of ASP (if applicable) (DD-MM-YYYY)	住宅物業的描述 (如包括車位，請一併提供有關車位的資料) Description of Residential Property (if parking space is included, please also provide details of the parking space)				成交金額 Transaction Price	售價修改的 細節及日期 (日-月-年) Details and Date (DD-MM-YYYY) of any revision of price	支付條款 Terms of Payment	買方是賣方的 有關連人士 The purchaser is a related party to the vendor
			大廈名稱 Block Name	樓層 Floor	單位 Unit	車位(如有) Car-parking space (if any)				
			屋號 (House number) / 屋名 (Name of the house)							
28-11-2024	05-12-2024			15	A	16	\$29,469,000		支付條款: 招標文件 360 日付款計劃(TA1) Terms of Payment: 360 Days Payment Plan (TA1) of Tender Document 見備註/See Remarks 7.1(c)(i)(a) • 見備註/See Remarks 7.1(d)(i) • 見備註/See Remarks 7.1(d)(ii) • 見備註/See Remarks 7.1(d)(iii) • 見備註/See Remarks 7.1(d)(iv)	
28-11-2024	05-12-2024			11	A	7	\$28,488,000		支付條款: 招標文件 360 日付款計劃(TA1) Terms of Payment: 360 Days Payment Plan (TA1) of Tender Document 見備註/See Remarks 7.1(c)(i)(a) • 見備註/See Remarks 7.1(d)(i) • 見備註/See Remarks 7.1(d)(ii) • 見備註/See Remarks 7.1(d)(iii) • 見備註/See Remarks 7.1(d)(iv)	
28-11-2024	05-12-2024			15	B		\$26,500,000		支付條款: 招標文件 360 日付款計劃(TA1) Terms of Payment: 360 Days Payment Plan (TA1) of Tender Document 見備註/See Remarks 7.1(c)(i)(a) • 見備註/See Remarks 7.1(d)(i) • 見備註/See Remarks 7.1(d)(ii) • 見備註/See Remarks 7.1(d)(iii) • 見備註/See Remarks 7.1(d)(iv)	
28-11-2024	05-12-2024			12	B	26	\$28,630,000		支付條款: 招標文件 360 日付款計劃(TA1) Terms of Payment: 360 Days Payment Plan (TA1) of Tender Document 見備註/See Remarks 7.1(c)(i)(a) • 見備註/See Remarks 7.1(d)(i) • 見備註/See Remarks 7.1(d)(ii) • 見備註/See Remarks 7.1(d)(iii) • 見備註/See Remarks 7.1(d)(iv)	
28-11-2024	05-12-2024			11	B	3	\$28,600,000		支付條款: 招標文件 360 日付款計劃(TA1) Terms of Payment: 360 Days Payment Plan (TA1) of Tender Document 見備註/See Remarks 7.1(c)(i)(a) • 見備註/See Remarks 7.1(d)(i) • 見備註/See Remarks 7.1(d)(ii) • 見備註/See Remarks 7.1(d)(iii) • 見備註/See Remarks 7.1(d)(iv)	
28-11-2024	05-12-2024			6	B	10	\$24,050,000		支付條款: 招標文件 360 日付款計劃(TA1) Terms of Payment: 360 Days Payment Plan (TA1) of Tender Document 見備註/See Remarks 7.1(c)(i)(a) • 見備註/See Remarks 7.1(d)(i) • 見備註/See Remarks 7.1(d)(ii) • 見備註/See Remarks 7.1(d)(iii) • 見備註/See Remarks 7.1(d)(iv)	

(A)	(B)	(C)	(D)				(E)	(F)	(G)	(H)
臨時買賣合約 的日期 (日-月-年) Date of PASP (DD-MM-YYYY)	買賣合約的日期 (日-月-年) Date of ASP (DD-MM-YYYY)	終止買賣合約 的日期 (如適用) (日-月-年) Date of termination of ASP (if applicable) (DD-MM-YYYY)	住宅物業的描述 (如包括車位，請一併提供有關車位的資料) Description of Residential Property (if parking space is included, please also provide details of the parking space)				成交金額 Transaction Price	售價修改的 細節及日期 (日-月-年) Details and Date (DD-MM-YYYY) of any revision of price	支付條款 Terms of Payment	買方是賣方的 有關連人士 The purchaser is a related party to the vendor
			大廈名稱 Block Name	樓層 Floor	單位 Unit	車位(如有) Car-parking space (if any)				
			屋號 (House number) / 屋名 (Name of the house)							
04-12-2024	11-12-2024			16	A	11	\$29,800,000		支付條款: 招標文件 360 日付款計劃(TA1) Terms of Payment: 360 Days Payment Plan (TA1) of Tender Document 見備註/See Remarks 7.1(c)(i)(a) • 見備註/See Remarks 7.1(d)(i) • 見備註/See Remarks 7.1(d)(ii) • 見備註/See Remarks 7.1(d)(iii) • 見備註/See Remarks 7.1(d)(iv)	
04-12-2024	11-12-2024			16	B	5	\$30,141,390		支付條款: 招標文件 360 日付款計劃(TA1) Terms of Payment: 360 Days Payment Plan (TA1) of Tender Document 見備註/See Remarks 7.1(c)(i)(a) • 見備註/See Remarks 7.1(d)(i) • 見備註/See Remarks 7.1(d)(ii) • 見備註/See Remarks 7.1(d)(iii) • 見備註/See Remarks 7.1(d)(iv)	
11-12-2024	18-12-2024			12	A	15	\$29,200,000		支付條款: 招標文件 360 日付款計劃(TA1) Terms of Payment: 360 Days Payment Plan (TA1) of Tender Document 見備註/See Remarks 7.1(c)(i)(a) • 見備註/See Remarks 7.1(d)(i) • 見備註/See Remarks 7.1(d)(ii) • 見備註/See Remarks 7.1(d)(iii) • 見備註/See Remarks 7.1(d)(iv)	
19-12-2024	30-12-2024			18	B	19	\$63,780,000		支付條款: 招標文件 360 日付款計劃(TA1) Terms of Payment: 360 Days Payment Plan (TA1) of Tender Document 見備註/See Remarks 7.1(c)(i)(a) • 見備註/See Remarks 7.1(d)(i) • 見備註/See Remarks 7.1(d)(ii) • 見備註/See Remarks 7.1(d)(iii) • 見備註/See Remarks 7.1(d)(iv)	
28-12-2024	06-01-2025			6	A	8	\$24,350,000		支付條款: 招標文件 360 日付款計劃(TA1) Terms of Payment: 360 Days Payment Plan (TA1) of Tender Document 見備註/See Remarks 7.1(c)(i)(a) • 見備註/See Remarks 7.1(d)(i) • 見備註/See Remarks 7.1(d)(ii) • 見備註/See Remarks 7.1(d)(iii) • 見備註/See Remarks 7.1(d)(iv)	
21-01-2025	28-01-2025			10	A		\$25,088,000		支付條款: 招標文件 360 日付款計劃(TA1) Terms of Payment: 360 Days Payment Plan (TA1) of Tender Document 見備註/See Remarks 7.1(c)(i)(a) • 見備註/See Remarks 7.1(d)(i) • 見備註/See Remarks 7.1(d)(ii) • 見備註/See Remarks 7.1(d)(iii) • 見備註/See Remarks 7.1(d)(iv)	

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			大廈名稱 Block Name	樓層 Floor	單位 Unit	車位(如有) Car-parking space (if any)				
			屋號 (House number) / 屋名 (Name of the house)							
23-01-2025	04-02-2025			10	B	32	\$28,288,000		支付條款: 招標文件 360 日付款計劃(TA1) Terms of Payment: 360 Days Payment Plan (TA1) of Tender Document 見備註/See Remarks 7.1(c)(i)(a) • 見備註/See Remarks 7.1(d)(i) • 見備註/See Remarks 7.1(d)(ii) • 見備註/See Remarks 7.1(d)(iii) • 見備註/See Remarks 7.1(d)(iv)	
25-01-2025	05-02-2025			7	A	39	\$26,500,000		支付條款: 招標文件 360 日付款計劃(TA1) Terms of Payment: 360 Days Payment Plan (TA1) of Tender Document 見備註/See Remarks 7.1(c)(i)(a) • 見備註/See Remarks 7.1(d)(i) • 見備註/See Remarks 7.1(d)(ii) • 見備註/See Remarks 7.1(d)(iii) • 見備註/See Remarks 7.1(d)(iv)	
30-01-2025	07-02-2025			17	A	28	\$31,170,000		支付條款: 招標文件 360 日付款計劃(TA1) Terms of Payment: 360 Days Payment Plan (TA1) of Tender Document 見備註/See Remarks 7.1(c)(i)(a) • 見備註/See Remarks 7.1(d)(i) • 見備註/See Remarks 7.1(d)(ii) • 見備註/See Remarks 7.1(d)(iii) • 見備註/See Remarks 7.1(d)(iv)	
11-02-2025	18-02-2025			9	B	20	\$28,500,000		支付條款: 招標文件 360 日付款計劃(TA1) Terms of Payment: 360 Days Payment Plan (TA1) of Tender Document 見備註/See Remarks 7.1(c)(i)(a) • 見備註/See Remarks 7.1(d)(i) • 見備註/See Remarks 7.1(d)(ii) • 見備註/See Remarks 7.1(d)(iii) • 見備註/See Remarks 7.1(d)(iv)	
04-03-2025	11-03-2025			17	B	35	\$31,380,000		支付條款: 招標文件 360 日付款計劃(TA1) Terms of Payment: 360 Days Payment Plan (TA1) of Tender Document 見備註/See Remarks 7.1(c)(i)(a) • 見備註/See Remarks 7.1(d)(i) • 見備註/See Remarks 7.1(d)(ii) • 見備註/See Remarks 7.1(d)(iii) • 見備註/See Remarks 7.1(d)(iv)	
03-04-2025	11-04-2025			18	A	17, 18	\$73,380,000		支付條款: 招標文件 360 日付款計劃(TA1) Terms of Payment: 360 Days Payment Plan (TA1) of Tender Document 見備註/See Remarks 7.1(c)(i)(a) • 見備註/See Remarks 7.1(d)(i) • 見備註/See Remarks 7.1(d)(ii) • 見備註/See Remarks 7.1(d)(iii) • 見備註/See Remarks 7.1(d)(iv)	

(A)	(B)	(C)	(D)				(E)	(F)	(G)	(H)
臨時買賣合約 的日期 (日-月-年) Date of PASP (DD-MM-YYYY)	買賣合約的日期 (日-月-年) Date of ASP (DD-MM-YYYY)	終止買賣合約 的日期 (如適用) (日-月-年) Date of termination of ASP (if applicable) (DD-MM-YYYY)	住宅物業的描述 (如包括車位，請一併提供有關車位的資料) Description of Residential Property (if parking space is included, please also provide details of the parking space)				成交金額 Transaction Price	售價修改的 細節及日期 (日-月-年) Details and Date (DD-MM-YYYY) of any revision of price	支付條款 Terms of Payment	買方是賣方的 有關連人士 The purchaser is a related party to the vendor
			大廈名稱 Block Name	樓層 Floor	單位 Unit	車位(如有) Car-parking space (if any)				
			屋號 (House number) / 屋名 (Name of the house)							
12-04-2025				15	C		\$22,830,000		支付條款: 招標文件 360 日付款計劃(TA1) Terms of Payment: 360 Days Payment Plan (TA1) of Tender Document 見備註/See Remarks 7.1(c)(i)(a) • 見備註/See Remarks 7.1(d)(i) • 見備註/See Remarks 7.1(d)(ii) • 見備註/See Remarks 7.1(d)(iii) • 見備註/See Remarks 7.1(d)(iv)	

1. 關於臨時買賣合約的資料(即(A), (D) , (E) ,(G) 及 (H) 欄)須於擁有人訂立該等臨時買賣合約之後的24 小時內填入此記錄冊。在擁有人訂立買賣合約之後的1 個工作日之內，賣方須在此紀錄冊內記入該合約的日期及在(H)欄所述的交易詳情有任何改動的情況下，須在此紀錄冊中修改有關記項。
Information on the PASPs (i.e. columns (A), (D), (E), (G) and (H)) should be entered into this register within 24 hours after the owner enters into the relevant PASPs. Within 1 working day after the date on which the owner enters into the relevant ASPs, the vendor must enter the date of that agreement in this register and revise the entry in this register if there is any change in the particulars of the transaction mentioned in column (H).
2. 如買賣合約於某日期遭終止，賣方須在該日期後的1 個工作日內，在此紀錄冊(C)欄記入該日期。
If an ASP is terminated, the vendor must within 1 working day after the date of termination, enter that date in column (C) of this register.
3. 如在簽訂臨時買賣合約的日期之後的5 個工作日內未有簽訂買賣合約，賣方可在該日期之後的第6 個工作日在(B)欄寫上「簽訂臨時買賣合約後交易再未有進展」，以符合一手住宅物業銷售條例第59(2)(c)條的要求。
If the PASP does not proceed to ASP within 5 working days after the date on which the PASP is entered into, in order to fulfill the requirement under section 59(2)(c) of the Residential Properties (First-hand Sales) Ordinance, vendor may state “the PASP has not proceeded further” in column (B) on the sixth working day after that date.
4. 在住宅物業的售價根據一手住宅物業銷售條例第35(2)條修改的日期之後的1 個工作日之內，賣方須將有關細節及該日期記入此紀錄冊(F)欄。
Within 1 working day after the date on which the price of a residential property is revised under section 35(2) of the Residential Properties (First-hand Sales) Ordinance, the Vendor must enter the details and that date in column (F) of this register.
5. 賣方須一直提供此記錄冊，直至發展項目中的每一住宅物業的首份轉讓契均已於土地註冊處註冊的首日完結。
The Vendor should maintain this Register until the first day on which the first assignment of each residential property in the Development has been registered in the Land Registry.
6. 本記錄冊會在(H)欄以"√"標示買方是賣方的有關連人士的交易。如有以下情況，某人即屬賣方的有關連人士 –
(a) 該賣方屬法團，而該人是 –
(i) 該賣方的董事，或該董事的父母、配偶或子女；
(ii) 該賣方的經理；
(iii) 上述董事、父母、配偶、子女或經理屬其董事或股東的私人公司；
(iv) 該賣方的有聯繫法團或控權公司；
(v) 上述有聯繫法團或控權公司的董事，或該董事的父母、配偶或子女；或
(vi) 上述有聯繫法團或控權公司的經理；
(b) 該賣方屬個人，而該人是 –
(i) 該賣方的父母、配偶或子女；或
(ii) 上述父母、配偶或子女屬其董事或股東的私人公司; 或
(c) 該賣方屬合夥，而該人是 –
(i) 該賣方的合夥人，或該合夥人的父母、配偶或子女；或
(ii) 其董事或股東為上述合夥人、父母、配偶或子女的私人公司。

The transactions in which the purchaser is a related party to the vendor will be marked with"√" in column (H) in this register. A person is a related party to a vendor if –

- (a) where that vendor is a corporation, the person is –
(i) a director of that vendor, or a parent, spouse or child of such a director;
(ii) a manager of that vendor;
(iii) a private company of which such a director, parent, spouse, child or manager is a director or shareholder;
(iv) an associate corporation or holding company of that vendor;
(v) a director of such an associate corporation or holding company, or a parent, spouse or child of such a director; or
(vi) a manager of such an associate corporation or holding company;
- (b) where that vendor is an individual, the person is –
(i) a parent, spouse or child of that vendor; or
(ii) a private company of which such a parent, spouse or child is a director or shareholder; or
- (c) where that vendor is a partnership, the person is –
(i) a partner of that vendor, or a parent, spouse or child of such a partner; or
(ii) a private company of which such a partner, parent, spouse, child is a director or shareholder.

- 7.1 (a) (G)欄所指的支付條款包括售價的任何折扣，及就該項購買而連帶的贈品、財務優惠或利益。
For column (G), the terms of payment include any discount on the price, and any gift, or any financial advantage or benefit, made available in connection with the purchase.

- (b) 於本備註7.1內，『樓價』指臨時買賣合約中(或買賣合約或經修訂的買賣合約)訂明的住宅物業的實際售價及(E)欄所指的「成交金額」。「售價」指相關價單第二部份中/相關投標要約所列之住宅物業的售價，而「相關價單」指有關住宅物業之價單。
因應相關折扣(如有)按售價計算得出之價目，皆以向下捨入方式換算至最接近的百位數作為樓價。
In this Remark 7.1,“Purchase Price” or "purchase price" means the actual price of the residential property set out in the preliminary agreement for sale and purchase (or the agreement for sale and purchase or the amended agreement for sale and purchase) and the "Transaction Price" as stated in column (E).
“price” means the price of the residential property set out in Part 2 of the price list concerned/ tender offer concerned, and “price list concerned” means the price list in relation to the residential property concerned. The price obtained after applying the relevant discount(s) (if any) on the price will be rounded down to the nearest hundred to determine the purchase price.

- (c) 支付條款及付款計劃優惠
Terms of Payment and Payment Plan Benefit
(i) 支付條款 (只適用於以投標方式購買的物業)。
Terms of Payment (Applicable to properties purchased by way of tender only).

- (a) 360 日付款計劃(TA1)
360 Days Payment Plan (TA1)
 - 臨時訂金即樓價5%於投標書獲賣方接納當日(即接納書的日期)繳付。
A preliminary deposit equivalent to 5% of the Purchase Price shall be paid upon the tender being accepted by the Vendor (i.e. the date of the Letter of Acceptance).
 - 加付訂金即樓價5%於接納書的日期後90日內繳付。
A further deposit equivalent to 5% of the Purchase Price shall be paid within 90 days after the date of the Letter of Acceptance.
 - 樓價5%於接納書的日期後240日內繳付。
5% of the Purchase Price shall be paid within 240 days after the date of the Letter of Acceptance.

- 樓價85%(樓價餘額)於接納書的日期後360日內繳付。
85% of the Purchase Price (the balance of the Purchase Price) shall be paid within 360 days after the date of the Letter of Acceptance.

- (d) 相關價單或招標文件中可就購買該發展項目中的指明住宅物業而連帶獲得的任何贈品、財務優惠或利益
Any gift, or any financial advantage or benefit available with the purchase of a specified residential property in the Development under the price list or Tender Document concerned

- (i) 新地會會員現金回贈
SHKP Club Member Cash Rebate
如買方為新地會會員，可獲港幣\$10,000新地會會員現金回贈。
If the Purchaser is a SHKP Club member, the Purchaser shall be entitled to a SHKP Club Member Cash Rebate of HK\$10,000.

- (ii) 成交優惠
Completion Benefit
如買方於以下列表訂明的任何期限內繳付樓價全數及完成該物業的買賣交易，可根據以下列表獲賣方送出成交優惠(『成交優惠』)。
Where the Purchaser fully pays the Purchase Price and completes the sale and purchase of the Property within any period specified in the table below, the Purchaser shall be entitled to a Completion Benefit (“Completion Benefit”) offered by the Vendor according to the table below.

完成該物業的買賣交易日期	成交優惠金額
Date of completion of the sale and purchase of the Property	Completion Benefit amount
接納書的日期後181日至 240內	樓價2%
Within 181 days to 240 days after the date of the Letter of Acceptance	2% of the Purchase Price
接納書的日期後241日至320日內	樓價1%
Within 241 days to 320 days after the date of the Letter of Acceptance	1% of the Purchase Price

- (iii) 家庭購買現金回贈
Family Purchase Cash Rebate
- 只適用於買方為個人或香港註冊成立的有限公司及其所有股東及董事均為個人
only applicable to the Purchaser who is an individual or a limited company incorporated in Hong Kong with all its shareholder(s) and director(s) being individual(s)
- 家庭購買現金回贈金額相等於(視情况而定)樓價1%或(如該物業及關聯物業位於相同樓層) 樓價1.5%。
The amount of the Family Purchase Cash Rebate shall be equal to (as the case may be) 1% of the Purchase Price or (if the Property and the Related Property are located on the same floor) 1.5% of the Purchase Price.

- (iv) 首3 年保修優惠
First 3 Years Warranty Offer

- (v) 住宅停車位優惠
Offer of Residential Car Parking Space(s)
- (a) * 只適用於沒有在要約表格選擇購買任何住宅停車位(作為投標物業的一部分)的買方。為免疑問，如買方在要約表格選擇購買任何住宅停車位(作為投標物業的一部分)，買方不會獲住宅停車位優惠。
* Only applicable to Purchaser who does not elect to purchase any residential car parking space(s) as part of the Tendered Property under the Offer Form. For the avoidance of doubt, if the Purchaser elects to purchase any residential car parking space(s) as part of the Tendered Property under the Offer Form, no Offer(s) of Residential Car Parking Space(s) will be offered to the Purchaser.
優先認購發展項目內的一個住宅停車位的權利
Priority to Purchase one Residential Car Parking Space(s) in the Developemnt
買方須根據賣方日後公佈的住宅停車位之銷售安排所規定的時限、條款及方法行使其優先認購住宅停車位，否則其優先認購住宅停車位的優先將會自動失效，買方不會為此獲得任何補償。
The Purchaser shall exercise his/her/its priority to purchase the residential car parking space(s) in accordance with time limit, terms and manner as prescribed by the sales arrangements of the residential car parking spaces to be announced by the Vendor. Otherwise, the priority to purchase the residential car parking space(s) shall lapse automatically and the Purchaser shall not be entitled to any compensation therefor.

8. 下述互聯網可連結到此發展項目的價單: <http://www.233princeedwardroadwest.com/>
The price list(s) of the development can be found in the following website : <http://www.233princeedwardroadwest.com/>

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